

The Beulah Planning and Zoning meeting of September 13, 2021 was called to order at 5:03 pm by Dale Schwalbe at Beulah City Hall.

Present: Dale Schwalbe, Roger Gazur, Brock Seibel, Gerald Bieber, Dustin Buchmann, Gary Miller

Absent: Jerry Reichenberg Chris Renner

Also Present: Beaver Brinkman, Ben & Julie Lenzen

Gazur entered a motion to approve the August 23, 2021 Planning & Zoning Meeting minutes as presented. Seibel seconded. Gazur clarified his statements under the heading P&Z Ordinance and Zoning Map Revisions List. His intention was to state that the current Zoning Map Amendment procedure, although not optimum, will work until such time as Gazur and Hamelton are able to revise the procedure to reflect a more optimum approach. Motion passed.

Public Presentations

Ben Lenzen presented a rough sketch of the building located at 309 W. Main Street. He states that the structure is almost all gutted, and the asbestos has been removed. His idea is to try and salvage part of the structure on slab, namely the garage, to store some items for a while until he is able to construct another building. Lenzen would demo the front part of the home and fill in the basement. He was told previously that, because he was told he could not leave the property with just a garage on it, one option would be to have some type of office set up there. Lenzen would like to build a small office space onto the front of the garage on top of the slab to fulfill this requirement. Gazur expressed difficulty reading the written document that was presented, and requested it be typed in the future. Lenzen clarified that the time frame to build another storage building would be 3-4 years, hopefully less. Seibel asked if this building is on the Dilapidated Buildings list, and Lenzen confirmed that he had received a letter concerning the condition of the building, specifically the soffit on the west side of the garage. He specified this would be repaired as part of the project, if approved. Gazur stated that Lenzen needs to apply for a building permit, complete with a detailed description, floorplan, and drawing, before P&Z can fully review his plan concurrent with appropriate procedure.

OLD BUSINESS

Bornsen Home Update

The property owner did not accept the proposal from the City Attorney. The City Attorney will draft a request for a court order to move forward with the demolition.

Lenzen – 6th Ave NW Garage

Hamelton was not present at the meeting to discuss specifics. Lenzen was reminded that he was previously told that P&Z is in the process of rezoning the 6th Ave NW PUD to R3, which would allow for the construction of a garage on his property adjacent to the fourplex. P&Z is waiting for a building permit application for this project.

Foundation Detail Update

No updates.

MDU Annexation/Shop project

The second notice for annexation was posted in the Beulah Beacon, and the P&Z hearing is scheduled for 9/27/2021. The major concern with this project was the embedded piping in the slab. A more detailed plan was requested

P&Z Ordinance and Zoning Map Revisions List

Commission discussed zoning options for lots north of 11th street. They would like to be able to submit these revisions within the next 30 days. Hamelton will present a complete list for review at the next P&Z Meeting.

IBC Digital Codes

Tabled

NEW BUSINESS**The Meat Shop**

Brinkman presented. The property owner has discussed an addition/remodel to the current building, including the option to kill animals within city limits. A letter from the property owner to P&Z and a list of conditions from 2016 was presented and discussed. P&Z would like to see a formal building permit application, complete with plans written up by architects and/or engineers, so it can be properly reviewed by P&Z, as the current documentation is five years old.

Building Permit Extension Application - #7715 Kaleb Thorp

Gazur motioned to approved and extension for building permit #7715. Buchmann seconded. Motion carried.

Zoning Map Amendment Application draft

Draft presented for review and discussion.

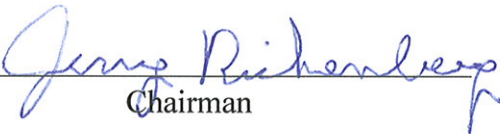
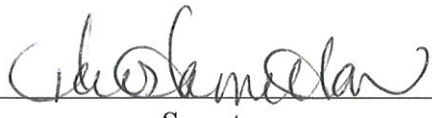
Permit List Review

List presented for review. Highlighted permits have not been issued yet. Gazur entered a motion to approve 7840-7870, excluding 7851, 7855, 7861, and 7868. Buchmann seconded. Motion carried.

Garage Lot - 2206 5th Ave NE

This lot has a garage on it with no residence, and the property owner would like to list it for sale. It was separated from the adjoining lot at some point in the past. This would be considered a non-conforming structure from a zoning perspective.

Gazur entered a motion to adjourn. Bieber seconded. Motion carried. Meeting adjourned at 6:32 PM.

	
Chairman	Secretary